

**LAND BOARD AGENDA ITEM**  
**February 17th, 2009**

**FINAL APPROVAL FOR SALE OF LAND BANKING PARCELS  
# 442, 444 & 446  
FERGUS COUNTY**

**Seller:** State of Montana, Department of Natural Resources and Conservation

**Nominators:** Parcel s 442, 444 & 446 - Department of Natural Resources and Conservation, Northeast Land Office

**Location:** Parcel 442 - the town site of Danvers is located 18 miles northwest of Lewistown.

Parcel 444 & 446 – Parcels are approximately 10 to 12 miles northeast of Winifred.

**Property Characteristics:** Parcel 442 - Three lots in the town site of Danvers, approximately 21,000 sqft total area. At present these lots are licensed out as an extension of the licensee's yard.

Parcel 444 & 446 – Small, isolated tracts of native rangeland used for grazing.

**Access:** Parcel 442 - County road access.

Parcel 444 & 446 – Isolated parcels with no legal public access, surrounded by private ownerships.

**Background:** In April 2008, the Board approved these parcels to continue through the Land Banking sales evaluation process. In November 2008 the Board set the minimum bids at the appraised values with access as follows

Sale #	# of Acres	Legal	Minimum Bid	Trust
442	0.48	Lots 17-19, Block 3 Danvers Townsite Section 20, T17N-R16E	\$3,000	Common School
444	80	N½SW¼ Section 24, T22N-R19E	\$30,000	Common School

446	80	W½NE¼ Section 31, T22N-R20E	\$30,000	Common School
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**Total                      \$63,000**

**Sale Price:**                      These parcels were sold at public auction on January 22, 2009. All parcels had only one bidder per parcel, and were sold for the minimum bid amounts listed above.

**Recommendation:**                      The Director recommends final approval of Land Banking Sales # 442, 444 & 446 for the combined purchase price of \$63,000. These sales will be closed within 30 days of approval.